

## COMMUNITY WORKSHOP #2 SUMMARY

### Housing Element and General Plan Update

Hosted by the City of Davis

Housing Element/ General Plan Update Steering Committee

Thursday, January 24, 2008 (7:00 PM - 9:30 PM)

Multi-Purpose Room, Holmes Junior High School, 1220 Drexel Drive, Davis





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### Preliminary Draft with All Comments, February 5, 2008

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#### Contents

Overview.....	2
Station #3 Summary — Ranking of Principles.....	8
Station #4 Summary — Ranking of Potential Housing Sites.....	9
Station #5 Summary — Directions for Housing.....	9
Other/General Comments .....	20

## Overview

Community Workshop #2 is part of the process the City is undertaking to evaluate potential sites for housing in Davis. This second workshop in the process was designed in an “open house” format so that participants could come and go as they please, stay as long as they want, and focus on those issues of greatest interest.

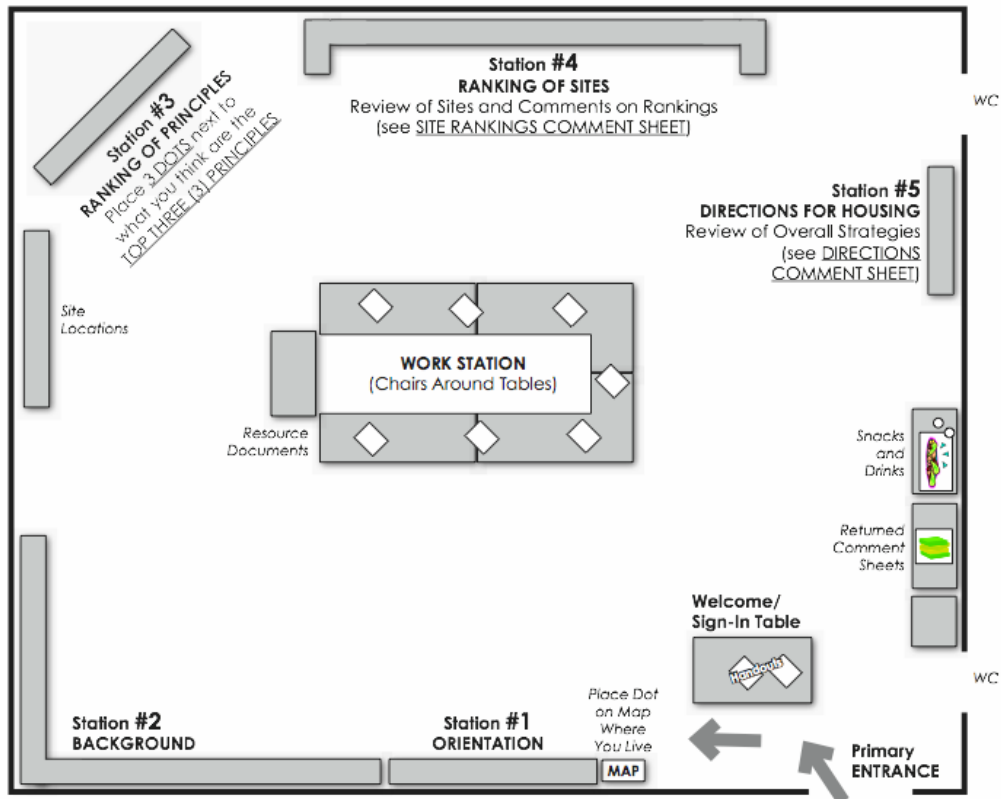


*Welcome and Sign-In Table*

Five stations (or discussion areas) were set-up to review specific topics and to provide an opportunity for participants to give their comments. Members of the Steering Committee were at each station to answer any questions and to explain the topics covered.

The focus of the second workshop was to obtain community feedback on: (1) important principles for evaluating potential housing sites; (2) the Steering Committee’s initial ranking of housing sites; and, (3) overall strategies and directions for housing. Below is a layout for the open house and description of materials provided for participant comments. Participants were invited to visit Station #1 first for an orientation about the workshop and the process for reviewing potential sites for housing.

## Holmes JHS Multi-Purpose Room Layout



**Station #3 — Ranking of Principles.** Each participant received three (3) green dots to place next to the “Principles” that are the most important to consider in evaluating potential sites for housing. Participants were only allowed to place one dot per “Principle.”

**Station #4 — Ranking of Sites.** Maps and rankings of potential housing sites by the Steering Committee grouped potential housing sites into three categories (High Ranking, Medium Ranking, and Low Ranking) based on the principles. Participants were provided with a COMMENT SHEET for Station #4 to provide thoughts concerning any changes suggested to the ranking of the sites between the three categories. In addition, using the principles or any other factors, participants were asked to give their reasons for changing a site ranking. Space on the comment sheet was also provided for “other comments.”

**Station #5 — Directions for Housing.** A COMMENT SHEET was provided for Station #5 to obtain comments concerning overall directions, trade-offs and strategies the community should pursue in meeting its housing needs and in identifying potential sites for housing. Space on the comment sheet was also provided for “other comments.”

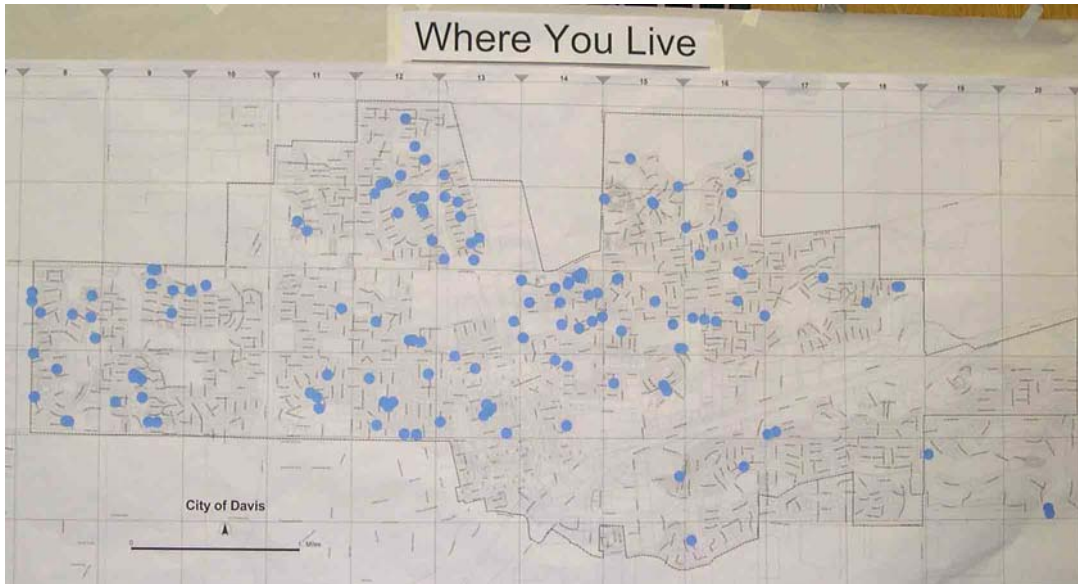


*Work Table and Stations*



*Orientation Station*

The open house/community workshop was held between 7:00 pm and 9:30 pm. A total of 150 people participated. As shown on the map below, which identifies where participants live, there was a fairly even geographic distribution of workshop participants.



*Map Showing Where Workshop Participants Live in Davis*

Participants were also given a Workshop Guide to explain the purposes of the workshop and background on each of the workshop stations. Noticing for the two community workshops have included the following outreach:

- **Fliers distributed in public places.** Fliers regarding the workshop were provided at the following locations: Celebrate Davis (a citywide event in Community Park that occurs annually, only used for Community Workshop #1), the local Farmer's Market (as part of City Hall at the Market), All City Offices- including City Hall, the Senior Center, Child Care Services Center for Yolo County, and the Hunt Boyer offices in downtown Davis.
- **Information posted on the City's government television channel.** Information regarding the workshops was posted on the city's television channel. This information ran for a two week period prior to each workshop during unscheduled broadcast times with other city information.
- **Neighborhood Associations.** All Neighborhood Associations on record with the City were mailed a notice of the workshop to their association contact.
- **Community Organizations.** Contact persons for the local chapters of Rotary, Soroptimist, Kiwanis, and the Sierra Club were provided a notice.
- **University of California, Davis.** The workshop notice was emailed to the city/county relations manager of the university, as well as all of the current student-elected Senators of the student body.
- **Local business organizations.** A notice was mailed to the city's contact for the Davis Chamber of Commerce, Davis Downtown

Business Association, and the Davis Independent Merchant Association.

- **Legal Services of Northern California, Woodland.** The notice was provided to the local offices of legal services.
- **Davis Joint Unified School District.** The notice was provided to the Parents and Teachers Association contact for each of the schools in the local school district.
- **Local affordable housing organizations.** The local affordable housing organizations were emailed a copy of the workshop notice.
- **Letter to the Editor.** The Chair and Co Chair of the Steering Committee submitted a Letter to the Editor detailing the goals of the workshop and inviting the community to it, the letter was published in the Davis Enterprise.
- **Public meeting notices.** A public meeting notice was published in the Davis Enterprise and posted at City Hall.
- **Regular mailing list.** A workshop notice and packet of information was provided to the standard meeting mailing list that includes the Planning Commission, the City Council, contacts throughout city departments (police, parks, etc.), a Yolo County planner, the City Manager, and the Community Development Director.
- **Other City Commissions.** The workshop fliers and information were provided to the staff liaisons for all eighteen city commissions.



*Participants Filling Out Comment Sheets at the Work Table*



*Participants Obtaining Information on Potential Housing Sites*

Below is a summary of the workshop comments from the comment sheets and the dot exercise on ranking the principles for housing site selection.



*Participants Ranking Principles for Housing Sites Selection Using Dots*

## Station #3 Summary — Ranking of Principles

<b>1</b>	72	Preserves prime farmland and minimizes farmland conversion	<b>5</b>
<b>2</b>	67	Promotes pedestrian, bicycle and transit mobility.	<b>8</b>
<b>3</b>	57	Promotes overall proximity to existing community facilities including parks, greenbelts, schools and shopping (which reduces driving and its negative impacts).	<b>2</b>
<b>4</b>	50	Promotes a compact urban form, which allows for efficient infrastructure and services.	<b>1</b>
<b>5</b>	30	Is capable of providing compact development and higher density housing, especially near community facilities (which reduces driving and its negative impacts).	<b>4</b>
<b>6</b>	29	Promotes overall proximity to the downtown and UC Davis (which reduces driving and its negative impacts).	<b>3</b>
<b>7</b>	22	Is adjacent to, or contributes to open space and greenway system connections.	<b>6</b>
<b>8</b>	16	Advances (or at least does not harm) fiscal stability.	<b>14</b>
<b>9</b>	15	Preserves a small town feel.	<b>12</b>
<b>10</b>	11	Promotes historic preservation.	<b>13</b>
<b>11</b>	10	Is compatible with existing land uses in the vicinity.	<b>9</b>
<b>11</b>	10	Avoids health risks (such as exposure to particulates in close proximity to freeways).	<b>11</b>
<b>13</b>	5	Is compatible with noise environment.	<b>10</b>
<b>14</b>	1	Provides adequate vehicular access and safety.	<b>7</b>

*Comments pertaining to the principles and their ranking:*

1. Add a 15<sup>th</sup> principle which states: "Easy access to major arterials for people who live here and work elsewhere."
2. A new principle, "Impact on new development traffic on existing neighborhoods", would express three existing principles 9 (land use compatibility), 10 (noise compatibility), and 12 (preserves a small town feel). Traffic is a key issue.
3. In the top ten factors from Workshop #1, three factors 7 (open space system), 8 (bicycle mobility) and 9 (mobility connections) look as if they have been designed to fit the geometry of the Covell Village site.
4. The overall principles are confusing. In particular, what is the difference between #1 (preserve farmland) and #3 (proximity to community facilities)? A lot of people are voting for #1 when they mean #3, listening to conversations. If I understand correctly, it means don't leap frog but expand on the borders, and #3 says build downtown and increase density.
5. Commend the job done in developing criteria for ranking parcels and encourage you to apply those criteria, particularly to the West Davis parcels.

**Station #4 Summary — Ranking of Potential Housing Sites**  
**Station #4- Changes to Ranking of Potential Housing Sites**

*Comments in agreement with site rankings*

Number of Comment Sheets: (19)

Comments in Agreement With Site Rankings in General

1. I like what you have done. Rankings okay with me. (3)
2. Work of Committee reflects my views well, I would support higher density. (1)
3. I wanted to express my appreciation for the principles that have been developed for assigning development priorities to the various undeveloped parcels around time. I think they do an excellent job of reflecting the concerns that should be foremost in the City's thoughts while making these decisions. I also agree with the decision to assign the four West Davis parcels the lowest priority, and not just because I happen to live in West Davis. Those parcels are poor candidates for development for many reasons. For example, (1) they would be difficult to connect to the rest of town, except via Bermuda Avenue and Covell Blvd., (2) they're currently being used as prime agricultural land and (3) they would require considerable additional infrastructure, particularly considering UCD's plans to develop land to the West of Highway 113.

Comments in Agreement With Site Ranking of "High" Sites

1. Agree with Site #3 ranking; develop at much higher density. (1)

2. #15 should be higher due to proximity to downtown. (1)
3. #7 Downtown – Keep in high ranking. (1)
4. #8 PG & E site – Keep in high ranking. (1)
5. #5 (2<sup>nd</sup> Units) – more grannies and garage conversions – eliminate your 6<sup>th</sup> bedroom rule if you really believe in density. (1)
6. #17 Nishi is perfect as a bicycle/walk metropolis with an underpass under the railroad crossing. (1)
7. #7 Downtown- Increase is difficult to find parking at 9 PM any night downtown – that is a good sign.
8. #15 Civic Center – senior infill, but where are the softballers going to drink their Bud.
9. #17 is next to freeway (1)
10. #4, move to 1, perfect for higher density growth and fits all the principles (1)
11. #17, higher in category because it is perfect location for UC Staff/ student housing. (3)
12. # 19 should move to #1- support proximity of residents to services and improves viability of neighborhood centers (1)
13. #20 - Already building in area (1)

#### Comments in Agreement With Site Ranking of “Medium” Sites

1. Site #8 This should be at the top of the list. “Empty” prime downtown land. (1)
2. Site #21: No development until after 2011 at full fair share credit.

#### Comments in Agreement With Site Ranking of “Low” Sites

1. I agree with the Committee’s finding to give a low ranking to sites #34, #35, #36 and #37. I agree with these low rankings because it is very consistent with the principles set forward by the Committee. Thank you for all of your hard work and time spent on this project!! (4)
2. Oeste Ranch should remain low because it is a poor location for housing and will cause urban sprawl. (1)
3. Completely agree with the low rankings - thanks! (1)
4. Sites #34-37- Ranking these low is appropriate, considering the drainage issues in some of the property. We do not want the city to grow strung out along an east/west transit nor do we want to development to spread onto ag land. (2)
5. H4-H7 are functioning ag lands and deserve the low rank they’ve achieved for housing. Development would increase the bottle-neck effect at Covell and Russell over-crossings. (1)
6. I agree with the low ranking of #34-37. We need to preserve open space and reduce car travel and these sites are too far from services. (1) Should this be lumped with comment one of this section?
7. Site #37 (West of Stonegate) Keep as low to keep ag. land and too many units. (1)

- I have reviewed the ranking of housing location sites, and as a community member, I want you to know that I agree with the low ranking for sites 34, 35, 36, and 37 because they are consistent with the principles for site rankings.

Other Comments in Agreement

- The growth that Davis needs to do to meet housing needs allocations should include infill and the follow the measured development to the north (Cannery and Covell Village). The Nishi property should be considered. (1)
- I have developed high hopes that “Cannery Park” can attract light industrial development and attract jobs, but also rank it as a very solid medium site. (1)
- For sites 21-33 the ranking is fine. Crank up density to avoid taking ag land later. (1)

***Comments suggesting changes to site rankings***

Number of Comment Sheets: (117)

Total Number of Suggested Shifts in Rankings: 266

Total Number of Comments:

Suggested changes are listed in the table below.

Site Ranking	Name	Suggest Change to	Reasons (number of mentions in parentheses)
1 High	DJUSD HQ, B street	Low (11)	<ul style="list-style-type: none"> <li>- Great central Davis property (1)</li> <li>- Unlikely school district will want to move with impending budget cuts (1)</li> <li>- Not a logical place for development (1)</li> <li>- Belongs to school district (1)</li> <li>- Its dumb to sell public parcels in the core of a community for private development. (2)</li> <li>- Not enough parking &amp; I don't think residents (old people &amp; students) will give up having a car. (1).</li> <li>- Why is this even on the list? Why #1? Is the school district moving soon? Premature! (1)</li> <li>- Traffic problem area 5<sup>th</sup> and B. (1)</li> <li>- Before we bulldoze the former Emerson Jr. High do we have a place to put the</li> </ul>

			<p>DJUSD headquarters? Valley Oak charter may go. (1)</p> <ul style="list-style-type: none"> <li>- Not desirable or walkable. 5<sup>th</sup> street is dangerous to pedestrian traffic and would have to be re-configured. With crosswalks and traffic lights already existing neighborhoods' families north of 5<sup>th</sup> have a hard time negotiation getting across 5<sup>th</sup> on Saturdays. Cones have to be put out to allow pedestrians to cross safely. Poor planning. These areas are already islands cut off from the downtown. (1)</li> <li>- Unrealistic between now and 2013. (1)</li> </ul>
2 High	Kennedy Place	Medium (1)	<ul style="list-style-type: none"> <li>- Should be denser (1)</li> </ul>
2 High	Kennedy Place	Low (1)	<ul style="list-style-type: none"> <li>- Older clientele needs a quiet neighborhood. (1)</li> </ul>
3 High	Grande School Site	Medium (2)	<ul style="list-style-type: none"> <li>- Emphasize downtown sites (1)</li> <li>- Keep open space between the residences (1)</li> </ul>
3 High	Grande School Site	Low (10)	<ul style="list-style-type: none"> <li>- Leave as open space (3)</li> <li>- Way too low density, should be 15 du/ac and have a greenbelt (1)</li> <li>- Need to study impact of traffic on Catalina Dr. (1)</li> <li>- This provides an undeveloped recreation space for kids, adults, dog walkers. The school district should use for ag. education. (1)</li> <li>- Leave for the poppy's and meadow lark. (1)</li> <li>- Delay to allow good price for schools. (1)</li> </ul>
4 High	Sweet Briar Drive	Medium (1)	<ul style="list-style-type: none"> <li>- Why is this little piece of nothing so important? Would you want to live here? Near the railroad tracks. (1)</li> </ul>
4 High	Sweet Briar Drive	Low (3)	<ul style="list-style-type: none"> <li>- Contaminated site next to commercial &amp; RR- it doesn't make sense for so few units. (1)</li> <li>- Major toxics issues may prevent development. Old gas stations can be bumper locations. (1)</li> </ul>

			- Insignificantly small (1).
5 High	Second Units- Increases with Program Changes Re: Discretionary Units	Medium (1)	- Infeasibility of most locations due to neighborhood opposition (1)
5 High	Second Units- Increases with Program Changes Re: Discretionary Units	Low (1)	- Not a logical place for development (1)
6 High	Verona, Mace Ranch	Medium (2)	- Site too far from downtown and needs to be higher density (2)
6 High	Verona, Mace Ranch	Low (3)	- No more retail! Houses compatible with neighborhoods (1) - Far from downtown, & amenities (1) - Very far from everything (1)
7 High	Downtown- increases with plan/ zoning changes	Medium (2)	- Packing too much in too small a space (1) - Change to priority development in core. (1)
7 High	Downtown- increases with plan/ zoning changes	Low (1)	- Not a logical place for development (1)
8 High	PG&E Service center, 5 <sup>th</sup> and L St. mixed use	Medium (5)	- We should keep business in town to preserve tax base (1) - Core area property should be used to serve downtown and UCD (1) - Not realistic in the short term (1) - Site is not up for sale. (1) - Post 2013 with complicated relocation and remediation issues. (1)
8 High	PG&E Service center, 5 <sup>th</sup> and L St. mixed use	Low (15)	- Not realistic for development (5) - How can we develop this site? I thought we voted down a SMUD takeover (1) - Likely dangerously contaminated soil from dumping (2) - Is PG & E moving? Is SMUD taking over? I think the answers are no! So

			<p>why is this property ranked so high? Come on guys and ladies get real. I know you think this exercise is hypothetical but believe me there are people (even in Davis) that believe every thing they read – including ranking of future housing developments. (1)</p> <ul style="list-style-type: none"> <li>- Toxic clean up, traffic, air quality from freeway, lack of owner interest. (1)</li> <li>- Major toxics and hostile owner. They ain't movin' Sue! (1)</li> <li>- Costly to get PG &amp; E to move site contamination. (1)</li> <li>- Less density desirable and would still provide many units. (1)</li> <li>- Far more units than are needed for RHNA, give units already approved. (1)</li> </ul>
9 High	Transit Corridor-Anderson Rd	Medium (3)	<ul style="list-style-type: none"> <li>- Think owners already have increased occupancy per unit (1)</li> <li>- Anderson already impacted (1)</li> <li>- Cesar Chavez school traffic (1)</li> </ul>
9 High	Transit Corridor-Anderson Rd	Low (1)	<ul style="list-style-type: none"> <li>- Not a logical place for development (1)</li> </ul>
10 High	Simmons, E. 8 <sup>th</sup> St.	Medium (3)	<ul style="list-style-type: none"> <li>- Make this denser, 15 du/ac (1)</li> <li>- Preserve historical structures. (1)</li> <li>- Logical infill. (1)</li> </ul>
10 High	Simmons, E. 8 <sup>th</sup> St.	Low (4)	<ul style="list-style-type: none"> <li>- Historical space, preserve open space in the city (2)</li> <li>- Potential traffic problems (1)</li> <li>- Would be valuable as an urban farm (1)</li> </ul>
11 High	City/ DJUSD Corp Yards	Medium (1)	<ul style="list-style-type: none"> <li>- Should be denser (1)</li> </ul>
11 High	City/ DJUSD Corp Yards	Low (7)	<ul style="list-style-type: none"> <li>- Not feasible for housing (1)</li> <li>- Has existing facility (1)</li> <li>- Not a logical place for development (1)</li> <li>- If you want high density, you need to also include (&amp; expand) things like community gardens, greenbelts and parks. (1)</li> <li>- Where will they move to? Where will</li> </ul>

			<ul style="list-style-type: none"> <li>- the new central facility kitchen go? (1)</li> <li>- Better suited to business, light technical site (1)</li> <li>- Community garden provides country atmosphere (1)</li> </ul>
12 High	RHD Zone, Oxford Circle	Medium (1)	<ul style="list-style-type: none"> <li>- Unrealistic between now and 2013 without a change in market economics. (1)</li> </ul>
12 High	RHD Zone, Oxford Circle	Low (4)	<ul style="list-style-type: none"> <li>- Not a logical place for development (1)</li> <li>- Stay with General Plan. (1)</li> <li>- It already has the density of Hong Kong. (1)</li> <li>- Already developed (1).</li> </ul>
13 High	5 <sup>th</sup> Avenue Place	Low (4)	<ul style="list-style-type: none"> <li>- There are apartments there already!! (1)</li> <li>- Already developed, why make it more dense? This area is already congested enough. (2)</li> <li>- You are an owners best friend packing more bodies in. (1)</li> <li>- Insignificantly small. (1)</li> </ul>
14 High	Willowbank Church, Mace Blvd.	Low (3)	<ul style="list-style-type: none"> <li>- Does not promote compact urban form (1)</li> <li>- Would convert prime ag land (1)</li> <li>- Would increase car travel and not be conducive to bicycle mobility (1)</li> <li>- Not a logical place for development (1)</li> <li>- Should be denser (1)</li> </ul>
15 High	Civic Center Fields, B Street	Medium (4)	<ul style="list-style-type: none"> <li>- Better as open space. (3)</li> <li>- Prefer site #1 DJUSD site. (1)</li> </ul>
15 High	Civic Center Fields, B Street	Low (21)	<ul style="list-style-type: none"> <li>- Important recreation, play fields and open space for downtown (12)</li> <li>- Stupid to sell public property (1)</li> <li>- ½ of Central Park was for sale and it now belongs to the School district (1)</li> <li>- Not a logical place for development (1)</li> <li>- Its dumb to sell public parcels in the core of a community for private development. This property serves as the neighborhood park for a large</li> </ul>

			<p>area between 5<sup>th</sup> /Russell, Oak Ave, 14<sup>th</sup> Street, &amp; the tracks. (1)</p> <ul style="list-style-type: none"> <li>- Core recreational sites should not be moved to the periphery (1).</li> <li>- These fields get a lot of use for softball, soccer, etc. Why target another well used recreation area for kids. (1)</li> <li>- The only open space available to Old North Davis residents. (1)</li> <li>- Stay with General Plan. (1)</li> <li>- Not desirable or walkable. 5<sup>th</sup> street is dangerous to pedestrian traffic and would have to be re-configured. With crosswalks and traffic lights already existing neighborhoods' families north of 5<sup>th</sup> have a hard time negotiation getting across 5<sup>th</sup> on Saturdays. Cones have to be put out to allow pedestrians to cross safely. Poor planning. These areas are already islands cut off from the downtown. (1)</li> <li>- Should never be developed. (1)</li> <li>- Outrageous to even consider eliminating our one large "in city" park. (1)</li> </ul>
15 High	Civic Center Fields, B Street	Remove (1)	- Never, never develop this. Needed for central recreation.
16 High	Willow Creek, Neighborhood Commercial	Low (3)	<ul style="list-style-type: none"> <li>- Too close to freeway (1)</li> <li>- Keep it commercial (1)</li> <li>- We need these to be light industrial to generate more taxes. (1)</li> </ul>
17 High	Nishi Prop. Residential and R&D, Access via UCD only	Medium (2)	- Not within Davis city limits. Still important site due to proximity to UCD and high density housing but not as high as 47 units per acre; slightly lower density may be desirable.
17 High	Nishi Prop. Residential and R&D, Access via UCD only	Low (20)	<ul style="list-style-type: none"> <li>- Limited Access- Olive/Richards intersection already the worst in town., traffic plan needs to be developed (8)</li> <li>- Too close to freeway (2)</li> <li>- Building in this area would cause isolation of residents and not</li> </ul>

			<ul style="list-style-type: none"> <li>encourage "community" (1)</li> <li>- Not acceptable (1)</li> <li>- Leave as ag (2)</li> <li>- Opens up to spur for additional growth on ag land. It is also on the opposite side of the historic Putah creek causing greater impacts to habitat. (1).</li> <li>- Do not allow access to Olive Dr. – no entry to town. Too close to freeway for people to live. (1)</li> <li>- No access to I-80 only bicycle access. (1)</li> <li>- Stay with General Plan. (1)</li> <li>- Access problems (4)</li> <li>- Too dense, sewer expansion needed. (1)</li> <li>- No adjoining ag mitigation. (1)</li> <li>- Will create more traffic congestion. (1)</li> <li>- Not near anything. (1)</li> <li>- Traffic, far too many units, sewer expansion needed. (1)</li> </ul>
18 High	Willowbank Church , NW Corner of Mace & Montgomery	Medium (2)	<ul style="list-style-type: none"> <li>- To near the periphery of the city. Infill towards the core should take first priority (1)</li> <li>- Are you kidding? Who owns this property? Almost 3 miles from downtown when many other closer and other amenities of Davis. (1)</li> <li>- This site meets not of the top 3 Housing Location Principles. The only promoted by building housing in that area is a bedroom community as seen by how much that area has participated tonight! Many other sites meet your principles including #21. (1)</li> </ul>
18 High	Willowbank Church , NW Corner of Mace & Montgomery	Low (3)	<ul style="list-style-type: none"> <li>- Too far from city center (1)</li> <li>- Infill first and growth boundary second (1)</li> <li>- Does not promote compact urban form (1)</li> <li>- Would convert prime ag land (1)</li> <li>- Would increase car travel and not be conducive to bicycle mobility (1)</li> </ul>

19 High	Neighborhood shopping center- Increases with plan/ zoning changes	Medium (2)	<ul style="list-style-type: none"> <li>- Not realistic and could put retail square footage at risk.</li> <li>- Already have plenty of service at that site-not a big priority to and redevelop. (1)</li> </ul>
19 High	Neighborhood shopping center- Increases with plan/ zoning changes	Low (4)	<ul style="list-style-type: none"> <li>- Too close to freeway (1)</li> <li>- We need shopping and neighborhood access (2)</li> <li>- Does not promote compact urban form (1)</li> <li>- Would increase car travel and not be conducive to bicycle mobility (1)</li> </ul>
20 High	2726 5 <sup>th</sup> St. east of Konditorei	Low (4)	<ul style="list-style-type: none"> <li>- Too close to freeway (1)</li> <li>- Area feels too commercial for housing (1)</li> <li>- Students, not housing (1)</li> <li>- Leave light industrial for tax base (1)</li> </ul>
21 Med.	Lewis Cannery	High (32)	<ul style="list-style-type: none"> <li>- Inside city limit, ready for development (8)</li> <li>- High demand for housing and affordable housing isn't available in Davis. Lewis offers a good plan with potential for more units than other sites and uses less ag land than other sites. More units = more affordable prices. (6)</li> <li>- Perfect site for housing, does not impact farmland. (2)</li> <li>- Fits principles 1 &amp; 2 better than Covell Village (1)</li> <li>- Growth in older adult pop. Suggests a need for specific housing (1)</li> <li>- Already in general plan (2)</li> <li>- Will trigger middle income requirement (1)</li> <li>- Master plan with Covell recognize the values of Davis i.e. compact, high density, alternative transportation and energy efficiency (1)</li> <li>- Promotes compact urban form (1)</li> <li>- Close proximity to downtown and shopping(4)</li> <li>- Will provide work force housing (1)</li> </ul>

			<ul style="list-style-type: none"> <li>- This site is already a big eye-sore. Needs improvement. Why not get busy and put up some housing. (3)</li> <li>- Cement empty lot, makes sense to develop and to keep adjacent farmland open (1)</li> <li>- Serious home growth, not "assumed" easy access to grocery, roads, bike paths.</li> <li>- Tie Hunt in with Covell Village and proceed with a true planned development and not all this little piece meal small stuff. (1)</li> <li>- Its vacant and read to go as mixed use. Can provide significant middle income homes that we need. (1)</li> <li>- The Cannery has long been slated for development. (1)</li> <li>- It's a no-brainer. (1)</li> <li>- Move up slightly into the bottom of the High range. It is acceptably compact (a compromise solution). It is not too far from shopping and downtown, it is less sprawling. I hear industry does not want to locate there. (1)</li> <li>- Within Davis, slated for mixed-use development, what's taking so long? (1)</li> </ul>
21 Med.	Lewis Cannery	Low (14)	<ul style="list-style-type: none"> <li>- Should be kept industrial (6)</li> <li>- Should be left as light industrial with only a small number of housing units approx. 300 (1)</li> <li>- This site should create jobs and not just housing (1)</li> <li>- Medium Low/ desirable infill (1)</li> <li>- Must be lower density (2)</li> <li>- Does not promote compact urban form (1)</li> <li>- Would convert prime ag land (2)</li> <li>- Would increase car travel and not be conducive to bicycle mobility. (1)</li> <li>- Too large of a project. (1)</li> <li>- Cut size in half at least. Unify roads for</li> </ul>

			<p>easy exit. Protect wildlife and neighborhoods. (1)</p> <ul style="list-style-type: none"> <li>- Traffic problems. (1)</li> <li>- Better than Covell Village but reserve for distant future satisfaction of RHNA. (1)</li> </ul>
22 Med.	Ott, Cowell Blvd.	High (1)	<ul style="list-style-type: none"> <li>- Good transportation opportunities (1)</li> </ul>
22 Med.	Ott, Cowell Blvd.	Low (5)	<ul style="list-style-type: none"> <li>- Should be zoned for business (2)</li> <li>- Need light industrial sites for tax base (2)</li> <li>- Too close to freeway (2)</li> </ul>
23 Med.	Signature Properties site, Mix of Housing Types	High (4)	<ul style="list-style-type: none"> <li>- This site is almost unusable as farmland and would be good to develop (2)</li> <li>- Promotes compact urban form (1)</li> <li>- Compatible with existing developments within the vicinity (1)</li> <li>- Could be good for housing. (1)</li> </ul>
23 Med.	Signature Properties site, Mix of Housing Types	Low (15)	<ul style="list-style-type: none"> <li>- Outside the city limits, more sprawl (4)</li> <li>- Too far from downtown (2)</li> <li>- Medium/Low good infill area (1)</li> <li>- Does not promote compact urban form (2)</li> <li>- Would convert prime ag land (3)</li> <li>- Would increase car travel and not be conducive to bicycle mobility (1)</li> <li>- Would cause traffic impacts (2)</li> <li>- On periphery, make more consistent with other sites. (1)</li> <li>- Too dense. (1)</li> <li>- May need sewer expansion. (1)</li> <li>- Huge impact with 435 units. (1)</li> <li>- Too dense, too many units, sewer expansion probably needed. (1)</li> <li>- Not within city limits. Less tax revenue goes to city, not fiscally sound. (1)</li> <li>- Environmental impacts &amp; increased traffic (2)).</li> </ul>
24 Med.	NE corner of Mace and Cowell Boulevards	High (4)	<ul style="list-style-type: none"> <li>- Proximity to development and services (1)</li> <li>- Logical fill in because its not going to be a car dealership anytime soon. Inform the basketball fundraising kids to</li> </ul>

			<ul style="list-style-type: none"> <li>fin a new spot for their infill. (1)</li> <li>- Near freeway, entrances &amp; amenities (1)</li> </ul>
24 Med.	NE corner of Mace and Cowell Boulevards	Low (3)	<ul style="list-style-type: none"> <li>- Too close to freeway (1)</li> <li>- Does not promote compact urban form (1)</li> <li>- Would increase car travel and not be conducive to bicycle mobility (1)</li> <li>- Currently ag, far from any current or proposed mass transit routes (1).</li> </ul>
25 Med.	Nishi Prop Residential and R&D, Access via Olive Dr. only	High (2)	<ul style="list-style-type: none"> <li>- Potential for high density student housing (1)</li> <li>- Amazing location for high density – ought to be used already hooked up to so many services. (1)</li> </ul>
25 Med.	Nishi Prop Residential and R&D, Access via Olive Dr. only	Low (19)	<ul style="list-style-type: none"> <li>- Limited Access- Olive/Richards intersection-no entry to town. Already the worst in town, traffic plan needs to be developed. (8)</li> <li>- Not suitable for housing. (2)</li> <li>- Too close to freeway (3)</li> <li>- Not acceptable (1)</li> <li>- Leave as ag (2)</li> <li>- Inaccessible and opens up to spur for additional growth on ag land. It is also on the opposite side of the historic Putah creek causing greater impacts to habitat. (1).</li> <li>- No access to I-80 only bicycle access. (1)</li> <li>- Too dense. (2)</li> <li>- Will create more traffic congestion. (1)</li> <li>- Not near anything. (1)</li> </ul>
26 Med.	Oakshade, Cowell Blvd.	High (3)	<ul style="list-style-type: none"> <li>- Proximity of other residential improves continuity of neighborhood (1)</li> <li>- Right near freeway, entrances &amp; amenities. (2)</li> </ul>
26 Med.	Oakshade, Cowell Blvd.	Low (4)	<ul style="list-style-type: none"> <li>- Too close to freeway (2)</li> <li>- Need light industrial for tax base (2)</li> </ul>
27 Med.	Wildhorse Horse ranch, mix of housing types.	High (7)	<ul style="list-style-type: none"> <li>- Good bike access, safe easy access to schools and town (1)</li> <li>- Housing infill (2)</li> <li>- Provides needed medium density</li> </ul>

			<p>housing for middle income households. (1)</p> <ul style="list-style-type: none"> <li>- Why not develop into an addition of Wildhorse? The sooner the better (at least for Mr. Duffel) he's waited a long time. The horses need greener pastures and some Kentucky blue grass. (1)</li> <li>- Want to see this go thru Measure J vote. If this does not make it, then all properties subject Measure J should be in "Low" ranking. (1)</li> <li>- Infill, location on big street (Covell) (1).</li> </ul>
27 Med.	Wildhorse Horse ranch, mix of housing types.	Low (13)	<ul style="list-style-type: none"> <li>- On periphery, make more consistent with other sites. (1)</li> <li>- Too high density (1)</li> <li>- Traffic Impacts (1)</li> <li>- Cost to city services (1)</li> <li>- Land already being developed (1)</li> <li>- Increased pressure to develop adjacent ag land, horse ranch provides valuable open space buffer. (2)</li> <li>- Does not promote compact urban form (5)</li> <li>- Would increase car travel and not be conducive to bicycle mobility (1)</li> <li>- Housing development at this site would be contrary to many of the overarching goals in the Davis General Plan and to the Housing Location Principles. The site consists of prime farmland and is located at the periphery of the city, relatively far from downtown, the university, and shopping and other community facilities. Moreover, the density of the development currently being proposed at the site is not compatible with existing land uses in the vicinity (agricultural and residential that is less dense). (1)</li> <li>- I believe this requires re-zoning. (1)</li> </ul>

			<ul style="list-style-type: none"> <li>- Let's preserve our ag land! There are other sites to develop!(1)</li> <li>- Preserve ag-land, environmental impact (2).</li> </ul>
28 Med.	Nugget Fields, Wildhorse	High (4)	<ul style="list-style-type: none"> <li>- Housing infill (2)</li> <li>- It meets the principles for location (preserves farmland, adjacent to open space, capable of compact development, proximity to community facilities, compact urban form, adequate access, promotes bicycles and transit, etc).</li> <li>- Encourage development here to keep farmland across way open for now. (1)</li> </ul>
28 Med.	Nugget Fields, Wildhorse	Low (10)	<ul style="list-style-type: none"> <li>- Good location for soccer. (5)</li> <li>- Traffic on Poleline and Moore already high (2)</li> <li>- Loss of public asset (1)</li> <li>- Why are you targeting the fields that get a lot of use by the kids of Davis? Don't you think its important for kids to have areas (other than greenbelts) where they can play and therefore stay out of trouble. (1)</li> <li>- Why get rid of Nugget Fields? They are well-used. (1)</li> </ul>
28 Med.	Nugget Fields, Wildhorse	Remove (2)	<ul style="list-style-type: none"> <li>- Buy it and save it. (1)</li> <li>- Never. Need for recreation. (1)</li> </ul>
29 Med.	Little League Fields, F St	Low (8)	<ul style="list-style-type: none"> <li>- Need sports centrally located and recreational options (3)</li> <li>- Close to low income property, convenient for these kids and parents (1)</li> <li>- Central Recreation facilities should not be moved to the periphery (1).</li> <li>- Where will the kids play their games? This is a premature decision. (1)</li> <li>- Although prime location they almost seem "historical" and its is great location to big park. (1)</li> <li>- Not until it is fully replaced. Wasn't it dedeed for L.L. use? And it is not too small. Great for 9-10 year old</li> </ul>

			tournaments. (1)
29 Med.	Little League Fields, F St	Remove (1)	- Never. Need for Recreation.
30 Med.	Willow Creek, Light Industrial, Chiles Rd.	High (4)	- Good transportation (1) - A total eye sore area. Anything would be better than current. (1) - Right near freeway, entrances & amenities (2).
30 Med.	Willow Creek, Light Industrial, Chiles Rd.	Low (8)	- Leave light industrial (3) - Too peripheral of a site (1) - Need light industrial for tax base (2) - Too close to Freeway (2)
31 Med.	Covell Village Joint Plan Land Adjacent to South ½ of Lewis	High (10)	- Good location for senior housing. (2) - Infill, close to downtown. Site will give compact urban form to the overall footprint of Davis. (1) - Reduces driving and its impact (1) - Master plan with Lewis and recognize the values of Davis i.e. compact, high density, alternative transportation and energy efficiency (1) - Covell needs to be revisited with a better plan – “round out” the concentric ring from the core area (1) - Could provide work force housing in short term (1) - Unique infill location ideal for senior housing. (1) - A real innovative planned unit development. Yes on X. Then and now. Smaller project capped at top of Hunts to jointly push through both projects. (1)
31 Med.	Covell Village Joint Plan Land Adjacent to South ½ of Lewis	Low (45)	- Too much traffic congestion (11) - Preserve & conserve prime farmland/ and environment/ should not be built. (13) - Voters rejected it. (13) - Within floodplain (5) - Overcrowding (2) - Too dense. (1) - Outside the City. Promotes sprawl (6) - More suited for business or light

			<p>industrial (3)</p> <ul style="list-style-type: none"> <li>- Wait for the Lewis site to develop because it is within the city limits (1)</li> <li>- Need a better standard of living (1)</li> <li>- Unaffordable housing (1)</li> <li>- Despicable developers (1)</li> <li>- High cost to city services (1)</li> <li>- Not conducive for bicycle mobility (1)</li> <li>- These money hungry developers are just coming back with a new packaging on the same proposal. (1)</li> <li>- Isn't the vote enough to make this LOW/last priority. Develop all else before you destroy this farmland for huge homes. (2)</li> <li>- We need these to be light industrial to generate more taxes. (1)</li> <li>- Existing roads are not able to handle this many addition cars and Woodland traffic. Traffic signals will contribute to increase air pollutions and in my opinion not many people seem to know. Want to learn how to safely drive through a traffic circle. (1)</li> <li>- Post 2013 and must go after Cannery Site is well under way to make any sense. (1)</li> <li>- Residential development of these sites would have an unacceptable negative effect on surrounding areas. (1)</li> <li>- Footprint huge, sprawl, lots of driving, greenhouse gas emissions; floodplain with huge financial risk for City; no egress on west due to train tracks (bad traffic problems); prime ag soil covered; lots of land inherited by City and lots of water City must provide. Would not object to a single row of apartments along Covell Blvd. giving people a place to live in walking distance to shopping and in biking/bus distance to downtown. Senior housing</li> </ul>
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			<p>OK there. (1)</p> <ul style="list-style-type: none"> <li>- Far too many units, huge traffic problems, sewer expansion required. (1)</li> <li>- County taxes too high, leaving the site fiscally unbalanced. Ag land that should be preserved. (1)</li> <li>- Far from downtown &amp; freeway entrances – high effect on sensitive resources (1).</li> <li>- This is awful, bringing back Covell Village under a different guise. Let’s preserve our ag land &amp; build within the city limits- in 2 years (since 2005), the problems associated with the original Covell village have not disappeared! (1)</li> </ul>
31 Med.	Covell Village Joint Plan Land Adjacent to South ½ of Lewis	Remove (2)	<ul style="list-style-type: none"> <li>- No reasons given (2).</li> </ul>
32	Covell Village to top of Cannery Site	High (20)	<ul style="list-style-type: none"> <li>- Great location for senior community with continual care. (8)</li> <li>- Site will give compact urban form to the overall footprint of Davis. (1)</li> <li>- Close to shopping and schools (3)</li> <li>- Good opportunity to extend the greenbelt (1)</li> <li>- Infill, close to downtown (1)</li> <li>- Covell needs to be revisited with a better plan – “round out” the concentric ring from the core area (1)</li> <li>- Master plan with Lewis and recognize the values of Davis i.e. compact, high density., alternative transportation and energy efficiency (1)</li> <li>- I’d like to see senior housing choices before I die. (1)</li> <li>- Possible location for a senior community with health facility. Close to public transit. Surrounded on three-sides by development already. (1)</li> <li>- Unique infill location ideal for active</li> </ul>

			<p>senior housing. (2)</p> <ul style="list-style-type: none"> <li>- For senior housing community only. (1)</li> <li>- A quick look at the Davis area map is all that is needed to see that this site should be in the City of Davis. Its close to parks, schools, recreation, shopping, etc. (1)</li> <li>- Housing location principles 1, 2, 6 are the main choices. Others also apply 7, 8 11, 12, 14. (2)</li> </ul>
32 Med.	Covell Village to top of Cannery Site	Low (47)	<ul style="list-style-type: none"> <li>- Too much traffic congestion (13)</li> <li>- Preserve &amp; conserve prime farmland/ and environment/ should not be built. (15)</li> <li>- Voters rejected it (13)</li> <li>- Within floodplain (5)</li> <li>- Too high density (3)</li> <li>- Outside city limits (5)</li> <li>- More suited for business or light industrial (3)</li> <li>- Despicable developers (1)</li> <li>- Unaffordable housing (1)</li> <li>- High cost to city services (1)</li> <li>- Need a better standard of living (1)</li> <li>- Not conducive for bicycle mobility (1)</li> <li>- These money hungry developers are just coming back with a new packaging on the same proposal. (1)</li> <li>- Last choice –. Do other sites first. (2)</li> <li>- Represents too great a strain on Davis infrastructure. (1)</li> <li>- We need these to be light industrial to generate more taxes. (1)</li> <li>- Cut size in half at least. Unify roads for easy exit. Protect wildlife and neighborhoods. (1)</li> <li>- Existing roads are not able to handle this many addition cars and Woodland traffic. Traffic signals will contribute to increase air pollutions and in my opinion not many people seem to know. Want to learn how to safely drive through a traffic circle. (1)</li> </ul>

			<ul style="list-style-type: none"> <li>- Post 2013 and must go after Cannery Site is well under way to make any sense. (1)</li> <li>- Residential development of these sites would have an unacceptable negative effect on surrounding areas. (1)</li> <li>- Footprint huge, sprawl, lots of driving, greenhouse gas emissions; floodplain with huge financial risk for City; no egress on west due to train tracks (bad traffic problems); prime ag soil covered; lots of land inherited by City and lots of water City must provide. Would not object to a single row of apartments along Covell Blvd. giving people a place to live in walking distance to shopping and in biking/bus distance to downtown. Senior housing OK there. (1)</li> <li>- Invades farmland and increases urban sprawl. Not fiscally sound due to it being County land. Does not follow Davis General Plan to focus on infill rather than sprawl. (1)</li> <li>- Far from downtown &amp; freeway entrances—high effect on sensitive resources. (1)</li> <li>- This is awful, bringing back Covell Village under a different guise. Let's preserve our ag land &amp; build within the city limits- in 2 years (since 2005), the problems associated with the original Covell village have not disappeared! (1)</li> </ul>
32 Med.	Covell Village to top of Cannery Site	Remove (2)	- No reasons stated (2)
33 Med.	Seiber, Cowell Blvd.	High (2)	- Near freeway, entrances & amenities? (2)
33 Med.	Seiber, Cowell Blvd.	Low (5)	<ul style="list-style-type: none"> <li>- Should be zoned for business (2)</li> <li>- Too close to freeway (1)</li> <li>- Leave light industrial for tax base (2)</li> </ul>

34 Low	Parlin Residential with on-site ag mitigation	High(1)	- Reasonable size on outside perimeter (1).
34 Low	Parlin Residential with on-site ag mitigation	Medium (5)	- Streets can handle increased traffic (1) - Good space for more housing (1) - Close proximity to shopping (1) - Close to hospital so great for seniors (2)
34 Low	Parlin Residential with on-site ag mitigation	Remove (1)	- Development would not contribute to a compact urban form (1) - Too far from downtown, would encourage auto trips and not be conducive to transit/ bicycle mobility (2) - Development of the site would involve excessive new infrastructure or excessive extension of existing infrastructure (1) - Development would convert prime agricultural land (1) - All of these statements were equally true if not more so for the West Davis peripheral sites as they are for the East Davis sites previously deleted. Please be consistent and remove these from the list. (1)
35 Low	Lin Boschken Residential	Medium (1)	- No reasons stated
35 Low	Lin Boschken Residential	Remove (1)	- Development would not contribute to a compact urban form (1) - Too far from downtown, would encourage auto trips, and would not be conducive to transit/ bicycle mobility (2) - Development of the site would involve excessive new infrastructure or excessive extension of existing infrastructure (1) - Development would convert prime agricultural land (1) - All of these statements were equally true if not more so for the West Davis peripheral sites as they are for the East

			Davis sites previously deleted. Please be consistent and remove these from the list. (1)
36 Low	West of Stonegate Residential	Medium (2)	- No reasons stated (2)
36 Low	West of Stonegate Residential	Remove (3)	<ul style="list-style-type: none"> <li>- Development would not contribute to a compact urban form (1)</li> <li>- Too far from downtown, would encourage auto trips, and would not be conducive to transit/ bicycle mobility (2)</li> <li>- Development of the site would involve excessive new infrastructure or excessive extension of existing infrastructure (1)</li> <li>- All of these statements were equally true if not more so for the West Davis peripheral sites as they are for the East Davis sites previously deleted. Please be consistent and remove these from the list. (1)</li> <li>- Major impact on aesthetics, particularly city views of Napa mountain range to the west (1)</li> <li>- Prime ag land, most in the Williamson land act. (1)</li> <li>- Transected by a vital drainage channel serving as a wildlife corridor. (1)</li> <li>- Has native oaks as well as one grand Heritage Oak along channel.(1)</li> <li>- Provides nesting and foraging to more than 70 species of birds both local and migratory. Entire flocks of White-Faced Ibis forage in these fields as do many owls, harriers, hawks and falcons, and locally nesting Swainson's Hawks (a threatened species in California). We have seen red fox. (Submitted three page list of mammals, reptiles, amphibians, insects and birds.) (1)</li> <li>- Bordered by Russell Boulevard, Pedrick Road and Covell Blvd which already</li> </ul>

			<p>have considerable traffic. Only two existing exits from Stonegate (Russell and Covell) which are already hard to exit during busy times of day. The additional traffic would create traffic congestion, air pollution and require extensive and expensive infrastructure additions. (1)</p> <ul style="list-style-type: none"> <li>- Keep this land as agricultural land and wildlife habitat. (2)</li> </ul>
37 Low	Oeste Ranch Residential with on-site ag mitigation	Medium (2)	<ul style="list-style-type: none"> <li>- Soils, flood and ability for permanent edge to City. (1)</li> <li>- Make sure planned with neighboring proper for entire NW quadrant. (1)</li> <li>- Ability to do 2:1 on site mitigation, raises it above the neighboring sites. (1)</li> <li>- The type of housing offered here active adult is different form anything we have now in the community. (1)</li> <li>- Look at this quadrant for after 2013. (1)</li> </ul>
37 Low	Oeste Ranch Residential with on-site ag mitigation	Remove (2)	<ul style="list-style-type: none"> <li>- Development would not contribute to a compact urban form (1)</li> <li>- Too far from downtown, would encourage auto trips, not conducive to transit/ bicycle mobility (2)</li> <li>- Development of the site would involve excessive new infrastructure or excessive extension of existing infrastructure (1)</li> <li>- Development would convert prime agricultural land (1)</li> <li>- All of these statements were equally true if not more so for the West Davis peripheral sites as they are for the East Davis sites previously deleted. Please be consistent and remove these from the list. (1)</li> <li>- Shouldn't be developed. (1)</li> </ul>

***Other comments pertaining to Station #4:***

1. Inner city of Davis transportation is the first priority. I can't recommend Covell Village because there isn't adequate street access and can't recommend

infill for the same reason. No housing projects should be approved without first building and providing public transportation.

2. Nishi should be developed as freshman housing and therefore should have only bicycle or pedestrian access.
3. Why are there so many parcels rated high with no plans for development?
4. Highest ranked sites don't provide for type of development capable of entertaining developer paid infrastructure improvements and amenities we need. Small isolated developments mean more people without those benefits.
5. Lewis Cannery should be mixed use to provide for some high-tech industries and housing should be for moderate and middle income only and consist of townhouses, condos and apartments. Also they should have 2:1 ag mitigation on site even though it is within the city. Move Lewis to #29 or #30.
6. Ranking does not address floodplain, water quality and infrastructure.
7. It is outrageous to have Covell village on the list at all right now- we voted it down!
8. For sites 21-33 the ranking is fine. Crank up density to avoid taking ag land later.
9. For sites 1-20 make them all as high density as possible.
10. Make Nishi ultra high density, it is the best place for homes.
11. The Cannery should be ultra high density too and should be higher ranked.
12. Site #22 Ott should be moved down to #32, just above #33 Seiber because these 2 sites have similar issues and problems.
13. Site #31, 32 Covell Village should be moved up, just after # 21 Lewis Cannery because these sites should be planned concurrently.
14. I feel all or most of the high density infill will not be realized & while you play games with them more reasonable choices are pushed to the end of the line.
15. Site 21 (Lewis Cannery) should be developed before 31 or 32 (Covell Village).
16. #7 Downtown should be moved to higher ranking and address parking and educate community about how higher density, additional housing in downtown would strengthen downtown.
17. Seems like feasibility and likelihood of the site actually being developed needs to be taken into consideration in some way. Some of the properties sound good on paper, but the reality of whether they will ever actually get built due and multiple landowners, neighborhood opposition and NIMBY's, political and economic realities etc, etc. is another matter altogether.
18. So much of the high ranking stuff was just snack food fill in.
19. Covell Village (#32) should not be developed now - too dense and not needed.
20. Covell Village (#31) should never be developed - flood plain problems.
21. Lewis Cannery should be developed before (#31) as it is already in the city limits, but not before it is necessary to meet RHNA mandate. Try for industrial use over residential.

22. The Shriners property east of Wildhorse Ranch should not be deleted and should be ranked as site 36, ahead of "West of Stonegate" and "Oeste Ranch". It is closer to the downtown and other community facilities than those sites.
23. Of all the sites with a large number of units, Lewis Cannery is the best. However, Davis should only grow as fast as absolutely required by the RHNA mandate. Thus, Lewis Cannery should wait until all high ranked sites are filled; sites numbered 8 (PG&E), 11 (corp yards), 15 (Civic Center fields), and 17 (Nishi) should be removed from the high ranking category and placed well below the Lewis Cannery. Covell Village should never be considered higher than any of the sites other than 34 – 37 (northwest and west).
24. Sites 17(Nishi), 23 (Signature), 25 (Nishi), 31-32 (Covell Village), 34-37(northwest and west): Rank as never to be developed (remove). No peripheral sites.
25. Save all current 29, 28, 15 recreational sites.
26. Do not develop peripheral sites in this planning cycle. Do not even consider them
27. 31,32, 34, 35, 36, 37, 23 No development this planning cycle. Preserve ag land. Maybe no development ever for buffer & ag preservation.
28. Why are all of the South Davis vacant lots near freeway entrances ranked as medium instead of high? Many of these serve no current purpose and are already eyesores. Instead many of the high-ranking sites would eliminate currently used resources that would need to be replaced. What criteria were used to create these rankings? Please publish on website! Please consider the cost and burden of moving current resources. Why build on baseball fields to increase pedestrian access to downtown, when then everyone would need to drive to the baseball field/ park? Why develop the community gardens, a beautiful hometown resource?
29. Most of the priority rankings do not make sense. Why would already built (developed), very small and remote sites be given preferences? Also many high-ranked sites are nowhere close to retail shopping, employers nor close to public or other facilitated transportation.

## Station #5 Summary — Directions for Housing

*124 sheets total*

- (1) **Housing Density and Intensity Near Downtown and Neighborhood Nodes.** In ranking the housing sites, the Steering Committee has weighed the merits of identifying good sites for housing while at the same time striving to minimize the need for auto travel and locating housing near the downtown area or neighborhood nodes where commercial and recreational services exist.

*Which of the following strategies for developing housing sites, if any, would you support or suggest? (Please check the appropriate boxes)*

- Locate new housing as near as possible to the downtown. (59)
- Avoid infill housing that is developed at higher densities than the surrounding area. (35)
- Allow for increased densities above existing densities for housing development near the downtown or neighborhood centers, and the site offers flexibility to address potential neighborhood impacts. (62)
- Disperse higher density housing throughout the City. (35)
- Other: (31 total comments)
  1. More moderate and low income (and thus smaller) homes - fewer above moderate income
  2. Promote high density above complaints of neighbors.
  3. Only "high" and "higher" density projects should go forward, with special preference for these either downtown or near existing neighborhood centers.
  4. Avoid sprawl at nearly any cost.
  5. I'm not crazy about higher density housing-like living in cattle cars. You need some space from neighbors.
  6. Take into consideration stresses on traffic, water & sewer, and all other city infrastructure - minimizing stresses.
  7. Explore higher density & infill & redevelopment before considering any other type of development. Grow up, not out.
  8. Avoid projects that involve large number of units irrespectively of density of units per acre (net density).
  9. I think you first need to define a neighborhood center (referring to box 3 "All for Increased densities..."). It may be obvious to some, but not to all.
  10. Densities should not increase to a point that they negatively impact quality of life for those living in or adjacent to any new housing. Increased densities should not negatively impact the aesthetic qualities of our "small college town" - no tall high-rises.
  11. Increased density should be required for all new developments - especially near downtown - its more efficient, supports public transits & fewer cars.
  12. Locate housing on infill vacant (eyesore) lots near freeway entrances.
  13. We need to engage community members who oppose anything except low density in their neighborhood.

14. Allow higher densities at sites, along major transit routes (i.e Anderson, Covell, Russell, Cowell / Chiles, F St.)
15. Do not build on open space/ rec fields in existing, developed areas.
16. Even though higher density is important, also try to include greenbelts, parks as much as possible (I know , its contradictory..).
17. Allow existing residential land uses to increase in density (allow second units on single
18. Family homes, for instance) “Renovate” existing neighborhood before developing new ones.
19. People downtown close to UCD.
20. We need higher densities to preserve farmland but must be and can be done compatible with existing neighborhoods.
21. Put high density housing near freeway& UCD for students.
22. Higher density throughout the City is necessary if we want to preserve farmland, but, without developer mitigation it is nearly impossible to create a secure ag buffer around the City.
23. Avoid density higher than already present in downtown.
24. Avoid density higher than already exists in downtown.
25. Parking in downtown is already difficult - densification is accompanied by an increase in traffic and parking needs.
26. Use vacant infill sites first.
27. Infill must be compatible with existing homes, styles, and densities.
28. Open site – close to services.
29. Open site – close to activities and services.
30. Do not damage (overwhelm existing neighborhoods. Housing above commercial in the core (e.g. E/F/3<sup>rd</sup>/4<sup>th</sup>).
31. No housing on flood prone land.

- (2) **Housing Development Within the City as Compared to Peripheral Sites.** The Steering Committee has also weighed the merits for the need to develop peripheral housing sites as compared to focusing on sites within the City or sites which are a logical expansion of the City in the near-term. The challenge is to preserve agricultural land, but at the same time protect existing residential neighborhoods and meet a variety of housing needs.

*Which of the following strategies would you support or suggest? (Please check the appropriate boxes)*

- Maximize “infill” development within the current City limits. (69)
- Protect agricultural lands as much as possible. (71)

- Expand City boundaries to all development of peripheral sites where services and facilities can easily be extended consistent with community housing needs. (32)
- Other: (41 Total comments)
  1. Keep footprint small- avoid sprawl.
  2. Use Smart High Density, infill, transit oriented, bike friendly housing and more of it.
  3. Try to avoid sprawl out into ag & wildlands.
  4. No more peripheral subdivision sprawl - the traffic created by this type of development is overwhelming the capacity of our streets.
  5. Don't develop light industrial sites (II).
  6. As much infill as possible.
  7. Fee structure should be adjusted to facilitate infill.
  8. We should not be encroaching on ag land.
  9. Hold off all periphery development past 2013.
  10. If a peripheral site can provide a project that the community needs and is in close proximity to services, shopping, public transit, existing infrastructure (water, gas, sewer, electric, etc.) then it should be highly considered for a comprehensive senior housing neighborhood with a continuum of care and wellness facilities.
  11. It is inevitable, though very unfortunate, that the property just east of the Hunt Cannery site will be developed. Strongly recommend a senior housing community only here of density as low as possible and of varied design of residences – and including some for low –income people. Encourage including assisted – living units.
  12. A Greenfield site located near core, community park, golf courses, shopping, senior center, utilitarian infrastructure & greenbelt should be considered for a senior community with continuum of care and wellness facilities.
  13. We cannot continue to grow out over our good ag lands. We will end up a 3<sup>rd</sup> world country, depending on other countries for food- like China. Yum!
  14. Covell is close to services, infrastructure & should be consider more “infill” than peripheral.
  15. Expand city boundaries to select strategic development of peripheral sites were services & facilities can easily be extended consistent with community housing needs. 2) pursue strategic infill development where realistic & feasible.
  16. Use peripheral sites only as last resort except for special case near core like Nishi Property.

17. Preserve zoning of peripheral sites that are not for housing as much as possible to allow diversification of properties.
18. Protect prime ag land, habitat and open space—keep city compact: Avoid Sprawl.
19. Have an open space buffer surrounding Davis.
20. Locate close to neighborhood centers.
21. I admit I'm torn.
22. Avoid Sprawl outside city center.
23. The point is to not pave over any more farmland, ever. ENOUGH!
24. Develop useless vacant lots instead of replacing currently-used resources.
25. Develop infill sites, not peripheral ones.
26. Designate suitable peripheral sites as a "development reserve", for possible future development.
27. If a peripheral area, such as 32 (Covell Village), can be developed to preserve greenspace & alternative transportation, it should be considered for low-income, senior low-income, or continuum of care housing.
28. Once the infill is infilled, then develop sites that are surrounded by the city on 3 sides!
29. Expand only after all infill is maximized.
30. Infill, infill, infill and no more McMansions!
31. Expand boundaries to include sites that would make City more cohesive.
32. Do not approve peripheral sites until Davis is required to do so to meet RHNA requirements from SACOG. This would be in 2013 at the earliest, possibly later if the West Village Project units are added to the City's allocation.
33. City should require #34 (Parlin) to consider development around hospital.
34. Do not expand beyond established city boundaries endlessly. Preserve small college town feel through good design and good decisions.
35. Prefer infill and areas close to existing housing while delaying expanding to peripheral sites.
36. Focus on infill development in City limits - maximize has no flexibility to protect the "small town / university town feel.
37. Minimize the expansion of City boundaries to maintain a compact urban form.
38. We need an annexed site which is near shopping and public transit & utilities for senior.
39. Sensitive infill providing underground parking if necessary, do not overwhelm existing neighborhoods, as in 3rd/ B vision.
40. Let's build infill first, then try to deal with what's left.

41. If out lying site can provide services, sewer, public, transportation, etc.

- (3) **Variety of Housing Types.** The City has strived to create and maintain a diversity of housing types, styles, tenure and prices. However, given the potential housing sites available, the desired mix, type, and tenure of housing may change over time in Davis dependent upon which of the strategies below is implemented.

*Which of the following strategies would you support or suggest? (Please check the appropriate boxes)*

- Strive to maintain the current mix of housing types and tenure, including an adequate supply of affordable and workforce housing. (42)
- Place greater emphasis on senior oriented housing, including age-restricted housing. (16)
- Place greater emphasis on rental housing. (3)
- Place greater emphasis on ownership (for-sale) housing. (15)
- Place greater emphasis on ownership (for-sale) moderate income housing. (48)
- Place greater emphasis on attached housing and smaller housing units. (40)
- Place greater emphasis on single family detached housing. (11)
  
- Other: (56 total comments)
  1. More housing units will promote affordable housing.
  2. We need sites comparable for providing appropriate areas and supporting services for seniors living.
  3. If a peripheral site can provide a project that the community needs and is in close proximity to services, shopping, public transit, existing infrastructure (water, gas, sewer, electric, etc.) then it should be highly considered for a comprehensive senior housing neighborhood with a continuum of care and wellness facilities.
  4. It is inevitable, though very unfortunate, that the property just east of the Hunt Cannery site will be developed. Strongly recommend a senior housing community only here of density as low as possible and of varied design of residences – and including some for low –income people. Encourage including assisted – living units.
  5. A Greenfield site located near core, community park, golf courses, shopping, senior center, utilitarian infrastructure

&greenbelt should be considered for a senior community with continuum of care and wellness facilities.

6. A better model for a comprehensive senior community will need space as well as close proximity to shopping, existing infrastructure (sewer, gas, electric, etc.), public transit. The Covell site is a location that could provide this type of housing to the community.
7. Build cheaper housing in Davis, to diversity, SES, to allow people who work at UC Davis to live here, thus saving on gas.
8. Develop sites that provide a large number of market rate moderately priced housing.
9. We should be considering even high density projects, apartment block style, 40 units/acre, for sale condos.
10. Covell #32 is infill. It is the ideal site for a complete age-restricted senior community with a continuum of care, and has enough area to provide habitat and greenbelts for walking and other healthy outdoor activities. When one looks at peripheral sites, Covell #32 is the best opportunity to provide a comprehensive senior housing project.
11. Locate senior housing in more desirable places than URC or Covell Gardens, and in a much less dense and more varied design. Include some for low-income people – but still nice!
12. We need senior ownership housing alternatives. (II)
13. Covell Site # 32 is best opportunity to provide a comprehensive senior housing project.
14. More dorms & student housing on campus.
15. Place greater emphasis on senior oriented, ownership housing community complimented with a continuum of care.
16. Develop more desirable senior residence facilities, of reasonable prices. Encourage assisted – living inclusion.
17. Greater emphasis on senior housing with care options.
18. Do not agree that we don't need houses that just keep lower income people out. For shame!
19. Place greater emphasis on senior housing ownership housing with a continuum of care.
20. We need to stop building big, sprawling subdivisions & McMansions. Build more townhouses / rowhouses / attached; condos; apartments.
21. Infill, infill, infill and no more McMansions!
22. Place greater emphasis on senior housing which would be ownership housing respond to senior needs.
23. Place a greater emphasis on a wide range of senior ownership housing from low income up to market rate. Provide choices in architectural style and green energy features.

24. Senior housing is much needed element that is not receiving enough consideration.
25. Address housing for those whose needs are not currently being served by the housing supply in Davis, e.g. seniors looking to down-size but stay in the community and young professionals looking to buy their first home but who do not qualify for affordable housing (because they make too much to qualify...but still cannot afford to buy a house here).
26. No more McMansions, those will be dinosaurs in a few years, too costly in energy.
27. Attend to affordability. Fight sprawl and McMansions.
28. Place greater emphasis on housing with restricted square footage- between 500 and 1500 sq. feet. This would lower the cost and decrease the need for complicated and unenforceable affordable housing rules.
29. An argument could be made that we don't need one more single-family, detached home in Davis. Attached townhouses with rear alley parking would balance the mix to better suit current household make-ups. We need lots of senior housing, but I'm not in favor of age segregated types. Better to make it easier to create smaller (6-10 unit) developments close to downtown. Lots of seniors would live in co-housing communities if they didn't have to build them by themselves.
30. Support co-housing & higher density development w/ greenspace / community gardens to stretch out in.
31. Provide housing w/ the lowest possible density.
32. No more single family detached housing! It's not energy efficient (more energy used to heat & cool units); it uses more land; is lower density & therefore encourages more driving & its more expensive.
33. Place greater emphasis on low cost housing.
34. Be sure to incorporate (as I think we try to ) some truly low-income housing.
35. Place greater emphasis on senior housing. A large number of existing houses could return to market if Davis seniors had appropriate smaller units in a senior friendly neighborhood.
36. Mix different types of housing in the same neighborhood (i.e medium- and high- density, and affordable, and senior, and single family homes). No large single family residential lots.
37. More owner-builder or equity sharing housing! Don't subsidize the first owner only. Long term affordable like Dos Pinos & Green Terrace? By Playfields Park.
38. Affordable rental and home ownership housing. Mixed use developments that provide live / work opportunities.

39. Place a greater emphasis on moderate income workforce housing- homes a university worker (not just a professor) could afford. This focus could reduce the number of people who are forced to move out of the area because they make too little to live here. Primarily we need housing that a moderate income family can afford—we would then maybe not have a declining enrollment problem.
40. I support halting the building of any single family home over 2500-300 sq ft. Let stop wasteful McMansions from filling our neighborhoods.
41. Encourage limitation of oversized single family housing.
42. Less single family detached housing.
43. We need more family housing, not just condos and apartments - this ranking is not considering this enough.
44. I'd like to see neighborhoods with a mix of housing sizes and an array of socio economic folks living together on the same street.
45. Need to define moderate income housing and middle income housing to better communicate with the public. For example is a \$500,000 home "affordable" to voters?
46. We already have too many big expensive homes.
47. A comprehensive senior housing neighborhood with a continuum of care and wellness facilities that is aesthetically pleasing and of high quality.
48. /There is a need for seniors to have opportunity to own housing in a senior oriented community with a continuum of care.
49. Need for seniors to own housing and have necessary services provided - a continuum of care.
50. Encourage university to provide more dormitory housing.
51. Discourage use of single family homes as high density rental housing.
52. Exempt senior housing from 1% growth rate; provide truly active adult community. Allow choice in housing - your "own home" - energy efficient, maintain personal private outdoor areas (patios, terrace, etc.).
53. Exempt senior housing from 1% growth rate; provide truly active adult community. Allow choice in housing - your "own home" - energy efficient, maintain personal private outdoor areas (patios, terrace, etc.).
54. Create actual affordable housing using the Aggie Village model- land lease or capped appreciation) retain permanent affordability.
55. Emphasis should be on affordable ownership single family detached housing (all 3 together).
56. Senior housing is most important. I'm old, i'll need it soon!

*Other comments pertaining to Station # 5 (23 total comments)*

1. Create innovating high density housing & preserve parks. Also offer more community gardens for those who live in high density housing.
2. No growth - build it in Woodland.
3. Let's bring new business here before we build more housing- Davis is perceived as anti-business to their detriment.
4. Consider what type of housing and location will best meet the needs of seniors to 1) own a home; 2) have access to a full spectrum of health care; and 3) gracefully age in place.
5. Not practical to provide enough housing units to satisfy needs.
6. Allowing people to have input on this topic w/o educating them about peak oil is next to useless.
7. Rezone Claremont Drive - it is now 1 ½ story residential, but Claremont drive has a commercial use; Avis parks is its fleet on Claremont Drive; City of Davis traffic monitors found ~ 1100 vehicle trips per week. The area is next to express Yolobus to downtown Sacramento and buses to the airport and to UC Davis.
8. Developers have a bad habit of circumventing process- and "seeing' a need for a particular type of housing, e.g. senior housing, as a way of getting a tow-hold into developing where thus far they have been unable to. Senior housing is a complex issue & should not be developer driven. Eleanor Roosevelt Circle is a prime example of bad planning. The city needs to assess the need for housing in an honest manner- NOT DEVELOPERS!
9. There is a strong need for senior housing that is affordable, accessible and within "Davis's proper" (not outside the city). Communal living is an option along with moderately affordable single-family (2 adults) homes.
10. Concentrate on infill within the city while leaving to open spaces alone- this includes Covell Village, Oeste Ranch & Stonegate III.
11. More mixed use, high density development. Attract green builders and architects. More "Village Homes" type development. Keep in mind transportation infrastructure that promote walking, biking and alternative transportation. Also consider the student population, and provide more affordable quality rentals as well as for recent graduates and professors.
12. We already have such a high rental percentage, we need to encourage owner- occupied housing so they are vested & interested in our community's well being—long term.
13. We need to develop an urban core in connection with campus that is viable into the future in terms of enough density for businesses to thrive and for public transport access (trains, buses, etc) to flourish.
14. Building McMansions at the periphery will only bring more traffic, more car commuters, and more energy guzzling pollution.
15. Homes with a small "footprint" do not have to be apartments. See [notsobighouse.com](http://notsobighouse.com).

16. Duplex housing needs to be well-designed for noise so that there should be no common walls – (ie. snoring citation) in S.F the row houses have individual walls and excellent insulation from noise affordable moderate housing should be small bungalow or cottage style homes like on Roualt Street in Wildhorse.
17. Stop letting NIMBY neighbors reduce densities. WE need to somehow convert some of them- how about working with the Sierra Club to get a community dialogue going about these issues?
18. Promoting a “variety of housing types” requires sites large enough to support a variety of housing types. Top ranked sites are mostly small areas that can only bring small pockets of single type housing. Larger sites can integrate the variety of housing that is desirable in a good, mixed community setting.
19. Middle income housing must be provided. To truly get a sustainable community you have to have housing (ownership) that families would work here, can live here, and become part of the community for the long term.
20. Housing needs rentals (I’ve rented in Davis about 25 years). Rentals & dense housing needs community gardens & dogs run nearby.
21. Infill needs to consider not just density of immediate surrounding community, but overall feel of that neighborhood. Fill in multi-unit apartments on Anderson, between rental houses, but not, between houses on a quiet family neighborhood street.
22. I feel a little like the first box under question #1 (locate new housing as near as possible to downtown) is a bit leading.
23. Senior housing is better with more open space.
24. There is a great need for senior housing in Davis, especially with our growing “Baby boomer” population.

## Other/General Comments Summary

### General comments on sites, site rankings and housing locations

1. I would move 11 up to 9 and do 8+9 together as a neighborhood area. Same with moving 15 up to 2 & doing those 2 together in a style appropriate to that part of town. I don't like any more of the 51 acre development, as in Grande school site, so would probably drop that down to 20 & hope that by then a medium density plan could evolve.
2. A) The net density of sites 34-37 has too high of a density maximum. The range from 10-21 is too large. Net density should be reduced. B) Site 1 DJUSD will negatively impact the open feel of center park. Its net density of 20 per acre should be mitigated down. C) Site 9- Anderson Transit corridor if approved should include standards for setbacks, sidewalks etc to unify the many various owned sites.
3. Davis should be open to creative subdivisions that meet a variety of needs. I liked the Covell Village proposal because it included a variety of housing types. I am in the 54-65 age group and would like a new home around 2200 sq ft on a small lot with the potential to move to a condo then assisted living or nursing home (if necessary) all on the same site.
4. I believe the Simmons property near the cemetery should not be developed. This way proper respect for those interred in the cemetery will not be disturbed\*. Also, traffic on this site, or ingress/egress would seem to be problematic. \*If they didn't want dogs running around, why put in a bunch of very noise human neighbors?
5. I am not sure what to write besides the fact that it feels outrageous to me that despite a vote by the people against it (despite thoughts \$ spent to convince us otherwise w/ daily mailers + slick brochures) we are still grappling w/ Covell Village. Obviously the majority of us don't want it (that size, scale, farmland) developed any time soon. Develop all other sites and then let's see if we need that HUGE swath of land turned into houses.
6. I am completely opposed to moving Covell Village up in the ranking.
7. Remove Covell Village—we voted it down- respect the people's vote.
8. In the 11/15/07 committee meeting - Covell Village people allowed to speak. Why no presentation opposing it to balance the discussion? I hope you didn't buy into their idea that we need Covell Village to get us senior housing & medical facilities. Need isn't document give the senior housing off Covell and we can get these without Covell Village. Given that the city may annex Aggie Village it needs to be more proactive & assertive to have that also meet these guidelines. The university should densify the campus core with more student high density housing to reduce the sprawling footprint they've proposed. That is a huge development- disturbing to not have it included in the 1% etc since we will feel it.

9. I think it is obscene idea to bring up Covell Village again – we defeated it – it should die!
10. Current rankings seems to ignore current principals – Site 18 (Willowbank Church, NW Corner Mace Boulevard and Montgomery Avenue) is perfect example – its about as far from town and shopping as any of these can get.
11. Most of the located sites are not truly available. A probability of housing happening should be added to the tables.
12. The principles of “Smart Growth” can be taken too far with dense infill on B Street across from the park and then further densification on B without thought to traffic and parking impacts is a recipe for an undesirable , unlivable situation that impacts existing neighborhoods. You cannot just wish that people don’t own cars - and you cannot mandate that they can’t. The development of some of these areas will create “Smart Growth” ghettos that people just want to escape from lie prisons. Davis has no beautiful vistas where building up is classy. There are other visions. Getting rid of existing open space in the Core Area is insane if you ----- do not enhance the open space such as the tank house plaza and civic center fields, but to densify on these spaces.
13. Covell #32 is infill. However, it has enough area to provide habitat and greenbelts for walking and other outdoor activities that are healthy.
14. Develop Hunt-Wesson after 2011, so City gets full fair share credit.
15. Develop Hunt-Wesson after 1/1/11, so City gets full fair share credit.
16. I think that Davis should consider placing senior facilities nearer to the core. In other words, seniors should not be moved to the margins, but included with the rest of Davis's citizens.
17. Goals and principles are redundant. I voted #1 because I believe it includes numbers 2, 3, 4, 8, and 12, all important. It's not ok to only give three dots- we shouldn't be required to choose between ag land and biking- good development takes all these into account and more (not developing on flood plain etc). Also compact urban form does preserve ag land and make public transit and walking and biking more practical.
18. First priority should be small to medium size infill projects with densities of 15-50 units/acre. Given the housing slowdown, UC's West Village Plans and Davis's already inadequate growth rate, this is the only feasible path for the next 5-10 years. Thereafter, the focus should be on larger, infill, high-density projects- like the Nishi, PG & E, Corp yards and Lewis Cannery areas. Only once these have been fully developed should additional peripheral sites be considered. Thanks.
19. The Cannery Project is just wrong. If there is to be any residential development on this property, it should be for future consideration in conjunction with the Covell Village site and zoned as such in the next general plan.
20. This site (Covell) is close to shopping, public transit& services for seniors and should be high on list for future development.

21. Site 32 is the best opportunity for a senior project which is needed for community.
22. Its insulting to bring back "son of Covell Village' and pretend it's anything different!
23. Site 32 (Covell) is best opportunity for senior project.
24. Under no circumstances do I, nor will I, support the destruction of farmland at the juncture of Pole Line Rd. and Covell Rd In east Davis for the purpose of adding between 5,000 to 6,000 dwellings. I do not support annexing that land to the City of Davis. I do not support sprawl under any guise, and I definitely do not support the additional strain on Davis Infrastructure that would be represented If these developers get their way.
25. West of Stonegate Residential with On-site Ag Mitigation" as part of the subject process is misplaced. First, the area does not conform to twelve of fourteen Housing Location Principles enumerated in the Community #2 Workshop Guide and is questionable for the remaining two. In fact, it was stated at the October 11, 2007, meeting of the General Plan/ Housing Element Update Steering Committee that the sole reason that the area was not rejected, as were, based on these principles, all areas in the east and south of Davis, is that the potential developer had indicated that the area should be considered in the subject process. The desire of the potential developer appears to negate the principles entirely under the interpretation of the process by the Steering Committee. The status of property ownership for the area in question should also be re-examined in light of the recent and unfortunate death of Mr. Al Smith, the potential developer.
26. Sites #22 (Ott) and #30(Willow Creek Light Ind.) are not necessarily good housing locations. But I think it would be a good location for light industrial, similar to the buildings between 2<sup>nd</sup> and 5<sup>th</sup> in East Davis (ie. Peak Performance, etc. area). Businesses such as those would be a decent buffer between the homes that already exist and the freeway.
27. Everything by freeway should not be developed for residential. Bad place to live. Not healthy. Sites 22, 33, 26, 16, 30, 20, 19, 24, 17-25.
28. The Covell site owner's apparently are in the beginning stages of planning a neighborhood for seniors. I am not alone in wishing such a community existed now. One that would relieve me of outdoor maintenance, provide the comfort of knowing skilled nursing care is available and nearby, and allow me to retain an equity in my home. If senior housing like that were available in Davis now, I would sell my house and move to such a smaller home in which I could live independently. Such a move would of course, add a single-family house to the housing stock available for families who need 3-4 bedrooms, 2 baths, and usable outdoor space in a friendly neighborhood. These consequences gained from a senior neighborhood project would solve a large part of Davis' housing dilemma as well as the problem that seniors have in finding an affordable and practical place to live in Davis. Covell #32 is the perfect location for a senior project!

29. Otter #22 why not commercial?
30. There has been talk of reviving Covell Village. I thought the voters had rejected that idea, so why is it coming up again? It is a very bad proposal that would result in traffic congestion, pollution and over crowding. We have a unique community. Let's not let greed ruin it.
31. Covell Village redux is a logical tie in with Hunt site. We will need larger projects build over a 10 year period.
32. I am opposed to the Covell Village project as it is currently being proposed for Senior Housing. This is just a form of manipulation in order to get their project approved. What part of "no" did the Partners not understand. "
33. If the City Council followed the desire of the electorate, sites 17-33 would be low!! Which is what I would really like, but the rules have been "fixed" to eliminate that as a possibility.

### Agriculture

34. The city of Davis does not need more over-sized "McMansions." Most families can live comfortably in homes of 1800-2000 sq. feet. We need to preserve as much of the agriculture land adjacent to Davis as possible. Allowing for Ag buffers between Winters and Woodland. Yolo County is an agricultural county and should remain so. We do not need to turn into an urban county.

### Growth

35. Any housing built on campus should be credited towards 1% growth rate and that rate should be modified to workforce getting actual jobs created in Davis otherwise it will just be a bedroom community.
36. We should have no peripheral development at this time, maybe not for 20-30 years. We have already approved much more than we need for the cycle's RHNA numbers. We should not consider trying to meet the 1% the previous council pulled out of their hat. There is no requirement to meet this number, growing at this rate provides no benefit to the community, but instead harms us. There is a loss of ag land as open space, traffic, air pollution, huge impacts on infrastructure, huge fiscal negatives. Continue to follow the policies that have made Davis a unique and highly livable community.
37. 1% growth sounds like nothing but if it's actually five times faster than we have to grow then why wasn't a fiscal analysis done? What happened to our slow growth plan?
38. The 1% growth rate is unacceptable. Too many houses and cars. Keep Davis the way it is, small and surrounded by a lot of green farmland.
39. No growth! We are growing too fast too soon. Covell is impacted with traffic already. City should purchase extra land and lease it to organic farms. Last year took me five minutes to get to work now it takes me 15 minutes from J and Covell to the hospital. Fifteen minutes!
40. Grow as slow as legally possible (SACOG).

41. No more additional housing units until after the subprime mortgage problems are resolved.
42. Keep growth overall to a minimum.
43. Limit growth, grow slowly and carefully.
44. No more growth is necessary. Buy existing vacant lands to prevent growth & overbuilding.
45. Avoid even infill and especially expansion that would exceed RNHA minimums. Current allocations are already sufficient for RNHA for next 7 years (after including Simmons E. 8<sup>th</sup> St – already approved, I believe). Thus no more housing should be approved I believe.
46. We do not have to meet the 1% growth rate! This is not a requirement, promotes sprawl. Adds a Mace Ranch every 3 years! It is backwards planning.
47. Grow only as necessary ie.:RHNA requirements only. 1% is arbitrary- it should not be a goal, but may be useful as a “not to exceed” limit.
48. Grow slowly (limit building permits/year) to satisfy slow, deliberate “necessary” growth / year only.
49. I do not agree with the 1% guideline- there is no need for this rate of growth.
50. The Davis development, zoning and permitting process is famous for being slow and expensive. I know we live in Davis want the best type of development but make it easier for smart growth and harder for the “bad growth. 1% is too low. Way too low. Go to 2% but make it high density, transit oriented, smart growth. We can do it! No NIMBY! Davis is great!
51. We should strive to grow only to the extent legally possible.
52. Grow as slow as legally possible which is what the people of Davis voted for (not 1%). Limit projects to 40 units at a time max.
53. No growth- build it in Woodland.
54. No 1% growth.
55. I believe the RHNA plus the “1% growth guideline” is too much; please treat 1% as a cap, not as a target.
56. Focus less on state mandated goals and look at the reality of the housing situation in Davis. Far more housing is needed than is required by the state. People need ownership options - condos, attached and detached. Ownership allows people to put down roots, fill schools with children and invest in their communities.
57. It seems to me that this whole process has been “fixed” by City Council (bought by developer money) that is once again ignoring the repeated votes of Davis electorate to grow as slowly as possibly consistently with our legal regional requirements. According to SACOG we have already met our requirement through 2013. What possible justification is there for a 1% growth rate??
58. We don't need any extra beyond the SACOG which we have fulfilled already. When the time comes, do infill & adaptive reuse. Waste should be minimized. It should take many years to exhaust the high ranked sites.

59. Definitely don't like the 1% growth plan! There is no need, especially with the large number of units the University will be building. Decrease the targeted number of units. What will be the cost of this growth to current residents, ie. in sewer costs or traffic costs? A full analysis of these costs under the various scenarios should be presented BEFORE the EIR stage.
60. I would like to register as one citizen/voter who does not necessarily accept the 1% requirement. This workshop has been incredibly well-organized—the options are well thought-out.
61. If Davis exceed the RHNA for 2013, would SACOG give it "credit" towards its RHNA requirements for 2018?
62. 1% Growth is too low for this region and will make housing in Davis even less attainable than it currently is for low income families.
63. We voted to develop as slowly as legally possible so the 1% is way way too big- much bigger than SACOG so not needed. Get rid of 1% all together.
64. According to the chart RHNA, the city has already satisfied its SACOG requirements with approved development—all that's needed is some tinkering to move a few of the units to more affordable housing. The Council's 1% growth rate seems totally arbitrary and should be rescinded. The Council has discarded Measure L with no discussion.
65. The 1% growth is far too fast. The city of Davis should never grow faster than absolutely required by the RNHA mandate.
66. The units already approved are sufficient to satisfy RNHA requirements until 2013. No more units should be approved before then.
67. In addition, the 1,400 units to be built by UCD far exceed the RNHA mandate, especially in combination with already approved City units. This it will be decades before RNHA mandates would require additional approvals of "City" units. City unit approvals should be halted for 10 to 20 years.
68. I oppose and request appeal of the 1% growth rate imposed the current City Council majority. This is the time for the slowest growth possible. We should grow only enough to meet SACOG requirements. The housing market is already in the midst of financial crisis. The 1% growth is inconsistent with the slow-growth of the General Plan. Citizens have not voted for a 1% growth and no analysis of the impacts and costs to the City and citizens has been done.
69. Housing planning and construction should not exceed RHNA goals. The City Council's 1% - whether it is considered a "goal" or a cap, is way too much growth. Davis should grow as slowly as legally possible, in order to maintain the character of our town.
70. Grow as slow as legally possible (SACOG's numbers) NOT at one percent.
71. Our city seems to be in somewhat of a housing crisis and there are some issues I think that need to be addressed and discussed. First of all, housing is NOT growth and members on the steering committee need to understand this. Second, we don't have enough of a variety of new housing types to

ensure that we keep and attract young working professional families wishing to live and raise their families in our city.

72. Reexamine growth goal "1%" is not required!
73. Don't grow 1%/y ear- just follow the SACOG requirements.
74. Keep up the community education so that we can over come the total opposition to growth of any kind that exist in this community.
75. 1% growth rate is too much.
76. Why are we implementing a 1% growth rate when SACOG would only require 500 units in total to be built over 7 years? Shouldn't this rate of growth be voted on by the public?
77. I doubt we would be going through this exercise if we just complied with the regional SACOG guideline.
78. What happened to Measure L? Why should we grow faster than necessary – especially if we will still be required to grow faster after 2013. How about negotiating with the State (or whomever) that if we grow faster now –we won't be required to grow faster later. Volunteering to grow faster now gives us no bargaining chip and gives us more houses to calculate 1% on later – just like when Rosenberg "front-loaded" development. Also, growing faster now in this market climate will help depress prices/value.
79. The 1% growth goal set by the council is unrealistic and unsustainable. 2,306 unit in the next 6.5 years – so this time all the projects ranked high here, plus. Next time all the project rate medium here. A factor of 4.6 times the SACOG requirement.
80. My main comment is where id the bogus 1% growth rate come from? This is the only, artificial justification for having so many new units. By following Measure L, which this City Council is ignoring, the "line could be moved much higher.
81. I am opposed to any further develop in Davis. I find it very attractive that eh pace in and around Davis is much slower and less congested than other cities in the area.

#### Infill

82. Infill should be liveable- great looking town houses work well.
83. Infill properties should maintain the style of neighborhood.
84. Planned densification is critical. Affordability and livability have to be balanced.
85. Do not pretend that infill housing can be created w/o allowing for cars. Trying to focus all new infill on the core will bring that many vehicles there as well, unless there is a mandate otherwise, attached to the properties . There will be gridlock otherwise.

#### Housing needs and groups

86. I question the purported senior housing demand – and am suspicious that it exists more in developer’s minds - and not in reality. I would like to see the evidence that the purported demand exists.
87. UC Davis needs to provide more on-campus housing. They need to provide at least 25% of campus student housing.
88. Cooperate with UCD to provide adequate housing-- UCD should provide on campus as is possible, relieving pressure on city.
89. UCD should build more apartments in UCD center, not dorms.
90. Have UCD build more student apartments within UCD center or UCD core area.
91. Studies show age-restricted living does individual and social harm. Our original city planning took into account mixed land use for a mixed population. If I were of retirement age (and I’m getting close!) I certainly wouldn’t want to segregate myself and separate off from my community- what a wrong-headed idea that is!
92. A real need to provide housing of this type for Davis seniors. It is not available elsewhere in Davis. (2)

#### Affordable housing

93. Habitat for Humanity, Yolo County has a strong interest in developing affordable housing for the very low income families in Yolo County and Davis. It is noted that while approximately 19% of the County population is classified as very low income, only 6 % of the allocated housing in the City of Davis Element and General Plan Update falls to these needy people.
94. As you are likely aware the City of Woodland granted home builders a two for one credit against their inclusionary obligation if they donated a lot to a non-profit for the construction of a very low income home. Through this program Habitat for Humanity is nearing completion of three single family homes and preparing for the construction of a duplex, providing home ownership that is not readily available for the very low income. We have had approximately 400 volunteers, primarily from Davis and Woodland, participate in the construction of initial three houses.
95. Such a program in Davis would enable the construction of a duplex or triplex by a non-profit and allow the community to address the critical need of affordable home ownership for the very low income. This could be done on a trial basis for a few lots early in the General Plan period and renewed if found to be successful. Habitat for Humanity is flexible in addressing such issues as sustainability of affordable housing and family selection to meet City of Davis criteria.
96. \Do not hesitate to call if you have any questions about the above program or other options for providing home ownership for the very low income in Davis by Habitat for Humanity, Yolo County.
97. Even in today's housing market, a family of 4 earning their 120% AMI would not be able to afford a home here without spending more than 35% of their

income; this market is still unaffordable for those that will help build a strong vibrant community. We will keep witnessing our younger residents moving away; leaving their parents behind and then what happens to our community?

#### Housing mix, types, densities, sizes and prices

98. No more large expensive housing on large lots. Please require that new housing target moderate- to low income, with a smaller footprint, and with forward-looking energy conserving/solar/ water conserving design, with alternative transportation (bus/bicycles) facilitated. This can be distributed through the city if well- designed. Village homes dwellers bicycle because bike paths are easy to access.

#### Downtown and neighborhood centers

99. Reconfigure "dead" shopping malls (examples E. 8<sup>th</sup> and Lake)- maybe retail down residential up. Chains don't want such interior locations.

#### Mixed use

100. Encourage mixed uses, neighborhood coffee shops & retail to promote biking, and walking.

101. Place emphasis on creative uses.

102. Use SACOG grant \$ to look at Westlake Shopping Center redevelopment as mixed use retail center.

#### Business, industry and jobs

103. We need business, not more housing. New housing means more city services we cannot afford to provide. Business, especially high tech or light industrial needs to be encouraged to increase the city's tax revenues. Only then should we be talking about more housing.

104. Sooner I hope not later the ratio of industrial land use to residential is going to have to change.

105. It's really critical that we do NOT close off future (and present) opportunities for job creation in Davis by changing zoning of existing properties from high-tech (or other business) to residential. Don't fill in properties with houses that could be used for biotech companies to employ Davis residents (ie. Cannery Park). We need jobs in Davis to pay for our houses that we buy here. If there are no jobs (and I'm talking about those other than service sector or retail), people have to MOVE or rive to Dixon, Sacramento etc.

106. Before we allow any more residential growth (the city) we should increase our effort to create jobs to accommodate new residents.

107. Large supermarkets are located on Covell forcing most people to use a care to leave central area. There should be one more centrally located.

## Sustainability

108. We need to stop & think about how we grow. With the threats of global warming, climate change & loss of energy resources, we will probably not be able to sustain the way we live now. We need to stop paving over farmland—ensure viability of farms & encourage it with incentives. We need to work toward carbon neutrality - -develop so as to reduce or eliminate driving. Grow up, not out. Reduce water usage. How much more growth can our region sustain before something crashes? We need to really look to the future when we consider development.
109. Discuss whether there is a limit to how much one city can grow in an era of limited water.
110. We need visionary leadership now that takes peak oil into account.
111. Get carbon footprint where it needs to be for global warning issues- any development needs significantly different paradigm to deal with this.
112. Any new major development should be carbon neutral – this could be achieved by a number of methods – minimizing traffic, green building, energy efficiency, photovoltaics / solar, to name a few.
113. We should mandate all new construction be energy friendly - green to the max. Now swimming pools in residential back yards. More community gardens, green waste pickup to produce energy, less street cleaning, outlaw leaf blowers, plant lavender field sand bamboo to clean up the air.

## Taxes, revenues and fiscal impacts

114. Be honest about how much the city will have to raise taxes to pay for new development.
115. Additional housing without thought given to resulting low tax base makes it necessary to increase individual residential property tax. An increase in light industrial would ease the financial strain on low income families.
116. No more hosing until we bring in business to increase tax revenues.
117. More emphasis on increasing industrial tax base.
118. Clearly and publicly discuss the taxes– what will need to be raised to pay for new waste-water treatment facility that growth will demand.
119. Place emphasis on housing configuration that come closest to revenue neutrality for the City.
120. Currently, Davis developer fees are lower than surrounding areas. Of course they want to build here. Let's not encourage them to build subdivisions so large that they must market them in the Bay Area and elsewhere in order to maximize their profit.
121. Residential development does not increase city revenues enough to pay for the services it requires, so the more residences we build, the poorer the city becomes. Let's not race to the capacity of our existing wastewater treatment plant or our water supply system.

122. All approved projects should be fiscally sound. Incorporating county land is not a fiscally responsible way of increasing housing in Davis, and only increases urban sprawl and loss of agricultural land.

### Parks and open space

123. Open space: I understand the importance of infill, but along with this, consider the increased importance of open space within the city. For instance, it would be a shame to lose the open space at Civic Center Fields and the Grande school site should be preserved (in part at least) as a park or recreation area. People need places to congregate. Kids need open spaces.
124. Don't pave it, plant it!
125. Build a bike path "outer belt" along the existing city boundary.
126. Greenbelts incorporated where at all possible or safe off-road areas for youth & all to ride places.
127. It's also very important to maintain a healthy density of parks and open spaces because this is what Davis is all about.
128. Protect & increase parks & greenbelts (nice in general; especially important for high densities).
129. Another thing to make high density more livable, try to make more community garden sites available (and DON'T tear out existing community garden, unless you can replace it elsewhere.)
130. Unify the town with greenbelts for all, break the elitism of privilege for north and west, give something for everyone by mixing it up more.
131. I would like to see greenbelts connected through out Davis with off road bicycle traffic, parks and meeting places Interspersed. We don't need more ponds. We do need more trees.

### Community design

132. Neighborhood feeling can be created or destroyed by design elements such as bike paths vs. walls. Can Wildhorse ever be called a neighborhood?
133. Ensure that whatever housing is built has viable strong transportation connections to downtown, whether via electric shuttle or alternative modes of transportation,
134. The main thing is to facilitate access to transit, shopping by walking or biking. 2) our downtown being right by campus is a great asset for creating a vibrant more urban core that is interesting and viable.
135. Bikes & greenbelts: no more greenbelts that are walled off. For that matter, no more streets & development like that, either. Compare Shasta, South of Covell, to F St, between 5th & 8<sup>th</sup>. On which one would you rather walk or ride your bike? Where would you feel safer walking at midnight? Let's lose the suburban, auto-is-king mentality.

### Infrastructure

136. The 1% growth target must take a backseat to dealing with infrastructure roads but particularly water supply, and not force the rushed building of extra capacity such as the river water pipeline- which would have serious financial impact.

### Transportation and parking

137. Avoid increased traffic congestion near Pole Line & Cowell.

138. Develop public and alternative transportation methods.

139. Traffic: I don't care about traffic concerns. Go higher density ( & for crying out loud, demand better design than we've settled for in the past –Davis is full of low density, auto-oriented crap. For example the hideous strip mall on 5<sup>th</sup> St, east of the police station, is one big planning "DON'T". It turns its back to the street, as do the nearby houses. It's horrible. What was anyone thinking?) and proximity to transit & services & uses innovative measures to persuade people to give up their cars.

140. Slow down rate & get higher densities, parking garages-model after Europe then more practical to have frequent public transit, less car dependence, less land destroyed.

141. Any increase in housing should be planned with a 7-10 year shift in Unitrans to ALL- Electric/ Solar assisted small passenger ( approximately 25) vehicles. Completely re-configure "Unitrans" to provide 12-15 min. wait public transportation with the creation of the first US all-electric zero emission transit system. Apply for a federal grant and bond to create the new electric transportation system.

### Neighborhood impacts

142. Be attentive to noise, privacy - learn from other cities.

143. Consider existing neighborhood impacts.

144. **#21 Lewis; a commercial site which is well situated for train transport —** something we might need in the future.

145. Realistically consider the impact of more people, autos, etc. on the existing infrastructure of Davis (services, parking, roads, traffic).

146. Also consider the impact (already) of housing going up in adjacent cities (i.e. Woodland) on the commuter/non-commute traffic within Davis. As a resident on Pole Line Road, I have seen a noticeable change in the number of cars traveling this road. More traffic circles or signals will not alleviate this issue!

147. We need to take into account state-mandated disaster planning (Bay area earthquake sacto levee falling) which ask our community to take in displaced population. Segregated age developments are no help in that regard, are they?

148. My wife was a meeting where she put pu "consider the impact on the existing neighborhoods." Many agreed with her. It was not one of the 'goals and principles'. No - not #9 – quite different wording.

#### Preserve community character

149. Protect historic neighborhoods and historic structures.
150. Preserve Davis' unique community character. Save trees.
151. Preserve historic sites and small town feel. Prevent sprawl.
152. I do not approve of taking the small – and in some cases historic building on B Street between 3<sup>rd</sup> and 5<sup>th</sup> for higher and commercial buildings.
153. Building more housing, to allow more people to live here will - I think – change the character of this town. A Davis with 1,200+ new housing units (and the accompanying cars, people, etc.) will NOT be the same Davis people enjoy now.
154. Higher density housing (or commercial) may be built near lower density housing if a reasonable transition is provided. Sticking fourth-story building adjacent to an existing neighborhood of mostly single-story structures (as currently proposed for the B Street area) can destroy the character of existing neighborhoods.
155. To date, Davis has largely avoided the problems that have come with the accelerated growth of our surrounding communities. We don't have to be like them. Davis is a nice small city. To the extent possible, let's keep it that way.
156. Housing & shopping & jobs placed to minimize automobile travel, but allow bus service.

#### Miscellaneous

157. The City needs to beautify Cowell Boulevard.
158. Any greenfield development should be required to be carbon neutral e.g., solar panels to balance auto CO<sub>2</sub> -emissions.
159. Have the city let cell phone companies put in more cell towers.
160. Environmental Protection! This was not even considered in the goals& principles.
161. I attended the 11/15/07 committee meeting - not set up well, hopefully they have or will improve. Audience sat sideways to committee so couldn't see who was speaking.
162. Limit the number of vehicles a home can have park free on city streets, instead of limiting the number of unrelated people.
163. Second, I am concerned that consideration of "On-site Ag Mitigation" does not conform to the provisions of the California Environmental Quality Act (CEQA). As indicated in my letter of October 10, 2007, which is incorporated herein by this reference, the entire area has historically been and is currently in agricultural use and designated as prime agricultural soils. To allow the conversion of such land, a mandatory significant environmental

impact under the CEQA, to residential use and allow the unconverted portion of existing agricultural land to mitigate for such conversion is not consistent with the requirements of the CEQA. To be consistent with the CEQA, mitigation for the conversion of agricultural land to development would require, e.g., reversion of existing developed land to agricultural use as a replacement for those lands converted, or the preservation of comparable agricultural land under immediate threat of development. To do otherwise in this instance would result in a "net loss" of agricultural land and, therefore, an unmitigated significant impact.

164. Beautify Covell Blvd. median. Take care of what we have first!!!! The older parts of town need attention in terms of aesthetics.